



**\$409,132**

**11791 E ARABELLE DR, TUCSON, AZ 85747, USA**

<https://rehomes.us>

- 4 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active

With its blend of elegance and ease, the Larimar floor plan is the perfect choice for entertaining. The heart of this home is the inviting great room, which opens up into a kitchen with a center island. Spend sunny days enjoying the adjacent covered patio-also a fantastic spot for after-dinner conversation! The spacious owner's suite [...]



**Tammy Barney**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2024

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 45x115x45x115

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5175.00 sq ft

**MLS #:** 22403750

**Bathrooms Full:** 2

**List Number Main:** 22403750

**Municipality/Zoning:** Pima County - R3

**Township:** 16

## Description

**Legal Description:** SEASONS AT OLD VAIL SQ20203240071 LOT 48

## Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Electric Oven,Garbage Disposal,Gas Range,Island,Microwave

**Kitchen Features:** **Countertops:** Quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

## Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Over Height Garage,Separate Storage Area
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Window Covering: Other:</b> faux wood blinds
<b>Construction:</b> Frame - Stucco	<b>Main House SqFt:</b> 1810.00 sq ft
<b># of Garage Spaces:</b> 2.00	<b>Stories:</b> One
<b>Style:</b> Contemporary,Ranch	<b>Fence:</b> Block
<b>Construction Status:</b> New Construction	

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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** N/A

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** RWC

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-07-3580

**Property Disclosures:** None

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** E

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 6

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet,Pre-Wired Tele Lines

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## Listing Office



**ListingOfficeName:** Richmond American  
Homes of AZ

**Listing Office Phone:** (480) 624-0224

**Listing Office Address:** 16427 N Scottsdale  
Rd, Suite 300, Scottsdale, AZ 85254

**Listing Office Url:**  
<http://www.richmondamerican.com>

**Listing Member Phone:** (520) 498-4105

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## Amenities & Features

**Interior Features:** Dual Pane Windows,Foyer,High  
Ceilings 9+,Walk In Closet(s)

**Exterior Features:** Native Plants

**Sewer:** Connected

**Neighborhood Feature:** Park,Paved  
Street,Sidewalks

**Primary Bathroom Features:** Double Vanity,Exhaust  
Fan,Shower Only

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Assoc Amenities:** Park

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** None

**Main Cooling:** Central Air

**Main Heating:** Forced Air

**Patio/Deck:** Covered,Patio

**Security:** None

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Natural Gas

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Esmond Station K-8

**Elementary School:** Esmond Station K-8

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$31

**Association & Fees: HOA Payment Frequency:**  
Quarterly

